

Minutes of Planning Commission Meeting May 20th, 2013

Roll Call: 7:05 pm

Planning Commissioners present were Jeffrey, Fitzhugh, and Supplee. Michele Braun was present as Clerk.

Members of the public present included:

Goodrich Subdivision:

Kenneth W. Goslant, Maureen Gaidy's and Mark Bolding

Site Plan review of proposed E.F. Wall Medical Center:

Shelly Lindner, Lise Ewald, Charlie Goodwin, Craig Sullivan, David Magida, Steve Cicio, Bob Lord Jr., Paul Boisvert and Jeff Zweber.

Site Plan review of proposed Salt Shed:

Sam Knapp

Approval of Minutes

Jeffery and Supply moved to approve the Minutes of Meeting 1304, April 15th, 2013; Supplee to approve write out Dollenmaier. **The motion passed 3-0-0.**

Subdivision:

Goodrich subdivision-

Supplee and Jeffrey to approve. Discussion of Lot 4 frontage and Lot 7A access; Jeffrey moved to table action until adequate survey indicates frontage on Rte 12 and there is a deeded right of way.

Supplee seconded. Fitzhugh asked if there was any other discussion, there was no other discussion. Public Hearing closed. **3-0-0 pass to table.**

Site Plan Review:

E.F. Wall – Medical office Building-

Bob Wall- CVMC (Central Vermont Medical Center) hired Wall to assemble team to build new building for medical practice. The engineering firm associated with the project is Engineering Ventures, they did the Shaw Outdoor Center project and are familiar with the site. The purposed medical facility is to be 10,200 sq ft, one story, energy efficient and easily maintained. The preliminary site lighting plan consists of down cast lights that are shielded. Cut off state storm water permit will be required post construction . Flows will be no grater than pre-construction. Water and sewer capacity are available, and Green Mountain Power already supply's the Shaw Outdoor Center. Parking spaces required by project is fifty-two, which exceeds the number required by regulations, and the traffic is expected to be the same as existing Medical Center. The project will use the same landscaper as Norwich University has used on that sight previously.

Other specifics of the proposed medical center include:

- Dave Magida comments that their would be offices on the first floor of the old building and CVMC would continue to run the infirmary on the second floor.
- Bob Wall – There are plans for a lease-back arrangement, meaning that eventually E.F. Wall would sell the building to CVMC. The land would be leased from Norwich University.
- Steve Cicio (E.F. Wall Asso.) - Only two windows on North side. The mechanical systems are inside the attic, and possible air conditioner condensers outside.
- Engineering Ventures suggests that a new basin would be piped to catch basin at Crescent to

deal with storm water.

Questions from the Planning commission include:

Fitzhugh asks about LED lights; Bob responds “maybe”. He also is understanding of the need for a community health center, but wants it sited on village water and sewer.

Jeffrey brings up several points including:

- The area of the old building.
- Current zoning is Recreation which only allows recreation with one principal building.
- Is a subdivision being considered?--Magida and E.F. Wall respond that, yes the lender would require a subdivision.
- Is this a public or private hospital?
- Thinks this is a great project and thinks it's important to the community.

Questions, concerns and comments from the public include:

Lise Ewald expresses concerns about:

- Why the medical office is even being proposed.
- Evening hours?- Dr. Sullivan commented that there would be no office hours after 5:00pm, but would have office hours on Saturday morning.
- Will there be community notice?
- How is this effecting recreation area?
- Are there other alternatives?

Shelly Lindneir expresses concern about:

- Lights and effects of the building at night. - Steve Cicio responds that code requires that few lights stay on all night and that site lighting can be on a timer.

Dr. Craig Sullivan (Physician from Green Mountain Health) – Supports the new medical center by saying that the existing facility is no longer large enough, the proposed site for the new facility would be good for student accessibility and the building would enable provision of Physical therapy services. The current facility does not have adequate parking, with cars on lawn. The Norwich infirmary would stay in the old building, while the new building (E.F. Wall facility), would house community health practices.

Magida is interested in, if Z.B.A. Approves the variance, then when can they get site plan approval. Fitzhugh points out that Planning commission can't approve, but Jeffrey suggests the possibility of expediting amendment of Zoning regulations of this instance. Fitzhugh comments that they need the full board to talk about potential partial revision of by-laws.

Fitzhugh – Close hearing at 8:35pm.

Salt Shed on Burnham Rd. -

Sam Knapp expressed concern about doubling traffic on Davis Ave which is a beat up, narrow rd. Jeffrey's considers the fact that this is a community owned facility and expresses concern over noise, traffic and that operations can't be restricted.

Jeffrey proposed that Chair should send a strongly worded letter to Select Board recommending relocation of facility.

Fitzhugh – Close hearing at 9:00pm.

Jeffrey approve as proposed; Supplee seconded, 2-0-1.

Other Business

- Special meeting June 3rd to discuss the following:
 - Goodrich survey of subdivision
 - Rezoning of Norwich University's recreation area.

Adjournment

Jeffrey and Fitzhugh adjourned at 9:15 PM.

These minutes are subject to changes at the next regular meeting; however, they are substantially correct.